

**PHA 5-Year and
Annual Plan**

**U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

1.0 PHA Information PHA Name: Northwest Minnesota Multi-County Housing and Redevelopment Authority PHA Code: MN 158 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2010					
2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 103 Number of HCV units: 637					
3.0 Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0 PHA Consortia <input type="checkbox"/> PHA Consortia (Check box if submitting a joint Plan and complete table below.)					
Participating PHAs PHA 1: PHA 2: PHA 3:		PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	
				No. of Units in Each Program PH HCV	
		5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. TO BE SUBMITTED WITH 5 YEAR PLAN IN 2015			
		5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years. TO BE SUBMITTED WITH 5 YEAR PLAN IN 2015			
5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. TO BE SUBMITTED WITH 5 YEAR PLAN IN 2015					
6.0 PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Some changes to the 5 Year Capital Fund Plan have been made since the last Annual Plan submission. Those changes are reflected in this year's PHA Plan. None of the PHA Plan elements have been revised by the PHA since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the 5 Year and Annual PHA Plan may be obtained at Northwest Minnesota Multi-County HRA's central administrative office which is located at the following address: Northwest MN Multi-County HRA 205 Garfield Avenue Moorhead, MN 56736					
7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>					
8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. A completed HUD-50075.1 form is attached for the HRA's current and each open CFP Grant.					

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>A completed Capital Fund Program Five Year Action Plan (HUD-50075.2) is attached.</p>
8.3	<p>Capital Fund Financing Program (CFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>NWHRA currently has 214 prospective tenants on the Low Rent Public Housing Waiting List. Of those on the waiting list 29% (63) are very low income and 70% (151) are extremely low income. Eighty two percent of those on the Low Rent Public Housing Waiting List are white, 9% (20) are black, 4% (8) are Hispanic and 5% (10) are Native American.</p> <p>There are 448 on the Section 8 Waiting List. Of those on the waiting list 9% (40) are low income, 20% (96) are very low income and 72% (351) are extremely low income. Seventy seven percent of those on the Section 8 Waiting List are White, 16% are Black, 4% are Native American, 2% are Hispanic and <1% are Asian.</p> <p>70% (151) of the families on the Public Housing Waiting List have children, 4% (8) are elderly and 2% (5) are families with disabilities.</p> <p>31% (149) of the families on the Section 8 Waiting List have children, 7% (35) are elderly and 6% (30) are families with disabilities.</p> <p>53.3% of renters in the NWHRA service area who have incomes below \$35,000 are considered to be cost burdened (paying more than 30% of income towards rent). 35.8% of homeowners in the NWHRA service area who have incomes below \$35,000 are considered to be cost burdened (paying more than 30% of income towards rent).</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Northwest Minnesota Multi-County Housing and Redevelopment Authority plans to maximize the number of affordable units (both owner occupied and rental) available within its current resources which are affordable to extremely low, very low, and low income families. The HRA will also maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of poverty concentration and by effectively screening Section 8 applicants to increase owner acceptance of program. The strategy will include a number of strategies including managerial steps to minimize "downtime" and/or vacancies in public housing units. The HRA will also work with the private sector as well as other public bodies to increase housing opportunities – in particular home ownership opportunities. The HRA will also work with other self-sufficiency oriented organizations to ensure that disadvantaged households will have the maximum opportunity economically advance themselves with the goal of ultimately becoming "self sufficient".</p> <p>The reason that the HRA has chosen to pursue these strategies is that it believes that the provision of standard "affordable" housing should be encouraged through the private sector – in particular because of the shortage of funding at the state and federal level to construct affordable owner occupied and rental housing. By encouraging private sector involvement in HRA programs such as the downpayment assistance program the HRA will effectively make more "affordable" housing available. The HRA also intends to encourage HRA program participants and applicants to strive to become more self sufficient. This is a logical thing to do and would "free up" additional resources if and when clients are able to move off the assistance programs.</p>

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
	<p><u>Progress meeting missions and goals</u></p> <p>The Northwest Minnesota Multi-County Housing and Redevelopment Authority has taken affirmative steps to increase the number of available safe, decent, and affordable housing units (both owner occupied and rental) through its downpayment assistance programs, its new construction programs, its MURL homeownership initiative and its various housing rehabilitation programs. Additionally the HRA through outreach efforts to prospective landlords has increased the supply of dwellings which are potentially available to rent assisted households.</p> <p>The HRA has increased the quality of its assisted housing through its public housing modernization efforts and the HOME Rental Rehab programs (through which private owners are assisted in their efforts to rehabilitate their rental properties).</p>
10.0	<p>The HRA has increased housing choices for its clients by the implementation of its various homeownership programs which include the (1) voucher homeownership program, (2) the downpayment assistance programs, and (3) the MURL homeownership initiative. These programs have given households more options when seeking housing.</p> <p>The agency has also strived to promote self sufficiency among those households who are participating in HRA programs (public housing and rent assisted households). The agency administers the FSS/HCV program and actively works with to promote self-sufficiency. Clients are also referred to self sufficiency programs which are operated by the regions Community Action Agencies (such as the Family Assets for Independence (FAIM) Program).</p>
	<p><u>Significant Amendment or Modification to the Annual Plan:</u></p> <p>If the HRA's Statement of Housing Needs changes, resulting in the identified strategies to meet these needs being altered or eliminated, and it is determined that such an action has the potential to negatively impact the delivery of one or more of the currently established HRA programs, then such change would be considered to be a Significant Amendment or Modification to the Annual Plan and would "trigger" a full public hearing and HUD review prior to implementation.</p> <p>Substantial Deviation from the 5-year Plan:</p> <p>If the HRA proposes a change its Mission Statement, or changes, revises, or otherwise significantly alters its established goals (in terms of actually abandoning the goal or significantly reducing its stated quantifiable measures), it will be considered to be a substantial deviation from the 5 Year Plan.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Summary		FY of Grant: 2011	
PHA Name: Northwest Minnesota Multi-County HRA		Grant Type and Number Capital Fund Program Grant No.: MN 4 6 P 1 5 8 5 0 1 1 1 Replacement Housing Factor Grant No.: Date of CFP:	
		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	
		<input type="checkbox"/> Revised Annual Statement (revision not: <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original Total Estimated Cost ¹	Revised ² Total Actual Cost ³
1	Total non-CFP Funds		
2	1405 Operations (may not exceed 20% of line 2) ⁴		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 2)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$6,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	\$122,711	
11	1465.1 Dwelling Equipment—Nonependable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹To be completed for the Performance and Evaluation Report.

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³PHAs with under 250 units in management may use 100% of CEP Grants for operations.

⁴R&F funds shall be included here.

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary		Part II: Summary																																																																			
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<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report <table border="1"> <thead> <tr> <th>Line</th> <th>Summary by Development Account</th> <th>Total Estimated Cost Original</th> <th>Revised:</th> <th>Total Actual Cost¹ Obligated</th> <th>Expended</th> </tr> </thead> <tbody> <tr> <td>18a</td> <td>1501 Collateralization or Debt Service paid by the PHA</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>18b</td> <td>9000 Collateralization or Debt Service paid via System of Direct Payment</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>19</td> <td>1502 Contingency (may not exceed 8% of line 20)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>20</td> <td>Amount of Annual Grant: (sum of lines 2 - 19)</td> <td>\$128,711</td> <td></td> <td></td> <td></td> </tr> <tr> <td>21</td> <td>Amount of line 20 Related to LBP Activities</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>22</td> <td>Amount of line 20 Related to Section 504 Activities</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>23</td> <td>Amount of line 20 Related to Security - Soft Costs</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>24</td> <td>Amount of line 20 Related to Security - Hard Costs</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>25</td> <td>Amount of line 20 Related to Energy Conservation Measures</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Signature of Executive Director</td> <td>Date <i>Oneil Neiss</i></td> <td colspan="3">Signature of Public Housing Director <i></i></td> </tr> </tbody> </table>				Line	Summary by Development Account	Total Estimated Cost Original	Revised:	Total Actual Cost ¹ Obligated	Expended	18a	1501 Collateralization or Debt Service paid by the PHA					18b	9000 Collateralization or Debt Service paid via System of Direct Payment					19	1502 Contingency (may not exceed 8% of line 20)					20	Amount of Annual Grant: (sum of lines 2 - 19)	\$128,711				21	Amount of line 20 Related to LBP Activities					22	Amount of line 20 Related to Section 504 Activities					23	Amount of line 20 Related to Security - Soft Costs					24	Amount of line 20 Related to Security - Hard Costs					25	Amount of line 20 Related to Energy Conservation Measures					Signature of Executive Director		Date <i>Oneil Neiss</i>	Signature of Public Housing Director <i></i>		
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²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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**Annual Statement of Performance and Evaluation Report
Capital Fund Program, Capital Fund Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2537-0226
Expires 4/30/2011

To be completed for the Performance and Evaluation Report or Annual Statement.

²To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

**Annual Statement of Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Ad Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number NW MN Multi-County
HRA/MN 158

Locality (City/County & State) Mower/Polk, MN (for
counties of Kittson, Marshall, Polk, Pennington,
Red Lake and Roseau)

Original 5-Year Plan Revision No:

A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	\$118,711		\$93,711	\$128,711	\$120,000
C.	Management Improvements			\$3,500		
D.	HFA-Wide Non-dwelling Structures and Equipment					
E.	Administration	\$10,000				\$8,711
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$128,711	\$128,711	\$128,711	\$128,711
K.	Total CFP Funds		\$0	\$0	\$0	\$0
L.	Total Non-CFP Funds			\$128,711	\$128,711	\$128,711
M.	Grand Total		\$128,711			

Capital Budget Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part II: Summary (Continuation)

Form HUD-50075.2 (4/2008)

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Capital Ad Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**
Expires 4/30/2011

Form HUD-50075.2 (4/2008)

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Capital Budget Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**
Expires 4/30/2001

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

3-11-4

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assistance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

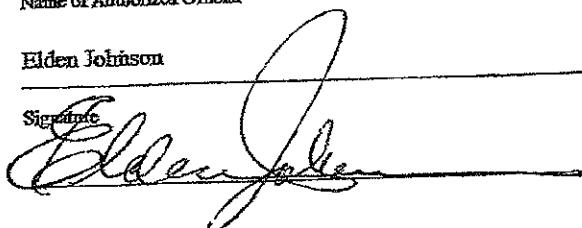
Northwest Minnesota Multi-County HRA
PHA Name

MN 158
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 ____ - 20 ____

X Annual PHA Plan for Fiscal Years 2011 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Elden Johnson	Title Chairman
Signature 	Date 8-16-2011

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Northwest Minnesota Multi-County HRA

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the lawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees —

(1) The dangers of drug abuse in the workplace;
(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a;

d. Notifying the employee in the statement required by paragraph a that, as a condition of employment under the grant, the employee will —

2. Sites for Work Performance. The Applicant shall list (on separate pages) the sites for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.

205 Garfield Avenue, Mentor, Polk County, Minnesota 56736

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claimant statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1031, 1010, 1012; 37 U.S.C. 5722, 5802)

Name of Authorized Official

Elden Johnson

Signature



Title

Chairman

Date

3-16-2011

Form HUD-50070 (3/98)
Ref. Handbooks 7417.1, 7425.13, 7485.1 & 3

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name
Northwest Minnesota Multi-County HRA

Program/Activity Receiving Federal Grant Funding
Low Income Public Housing Program

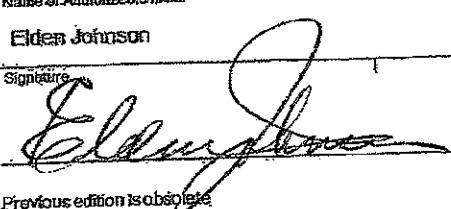
The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form 1-11, Disclosure Form to Report Lobbying, in accordance with its instructions.

- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 41, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
Warning: HUD will prosecute false drafts and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 33 U.S.C. 3229, 3232)

Name of Authorized Official Elden Johnson Signature 	Title Chairman Date (mm/dd/yyyy) 03/14/2011
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Previous edition is obsolete

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof.

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Northwest MN Miss-County HRA

MN 158

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accomplishment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (42 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3731, 3732)

Name of Authorized Official	Date	Chairman
Elder Johnson <i>Elder Johnson</i> Signature	3/16/2011	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program, Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name: Northwest Minnesota Multi-County HRA	Grant Type and Number Capital Fund Program Grant No: MN46P15850110 Replacement Housing Factor Grant No: Date of CFP:			
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/2010	<input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement	\$24,591		
10	1460 Dwelling Structures	\$42,803		
11	1465.1 Dwelling Equipment—Nonependable			
12	1470 Non-dwelling Structures	\$61,317		\$61,317
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:2010	
PHA Name: Northwest Minnesota Multi-County HFA	Grant Type and Number: Capital Fund Program Grant No: MN46P158S0110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/2010 <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Services paid by the PHA		
18ba	90000 Collateralization or Debt Services paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$128,711	\$61,317
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Jesse J. Lee</i>		Date 01/26/2011	Signature of Public Housing Director
Date			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CPP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

²To be completed for the Performance and Evaluation Report.